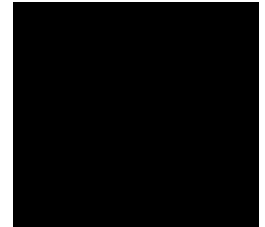


PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S3108/58SCLT/24/010Lg

8 January 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Proposed Amendment to the Building Height Restriction of
the "Government, Institution or Community" Zone
for Permitted Social Welfare Facility
(Redevelopment of The Pok Oi Hospital Yeung Chun Pui
Care and Attention Home)
No.58 Sha Chau Lei Tsuen, Ha Tsuen, Yuen Long, New Territories
(Planning Application No. Y/HSK/1)
- Further Information No. 4 -**

Reference is made to the captioned S12A Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 24 January 2024, and the comments from Environmental Protection Department received via email from Tuen Mun and Yeun Long West District Planning Office on 3 January 2025.

We would like to supplement the following details for the captioned Planning Application:

Optimisation of Building Height

The building height has already been optimised taking into account the stepped building height profile of the surrounding context as well as the spatial requirements of various social welfare facilities. Furthermore, the proposed welfare facilities would need to be provided above ground to comply with Building (Planning) Regulations and height limit restrictions. Hence, utilisation of underground space is not feasible for the Proposed Development.

Utilisation of 10/F Floor Space

The ventilation and cooling system for the Proposed Development would require considerable amount of floor space on 10/F. Other E&M plant rooms including genset room, solar panel equipment room, fire services pump room and sprinkler pump room could be considered for relocation to 10/F to optimize space utilization. The allocation of different E&M facilities will be devised in detailed design stage.

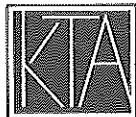
Existing Parking Provision and Non-Building Area

We would like to clarify that there is no parking provision at the existing building. Regarding the location of non-building area as required under lease, please refer to the supplementary figure at Annex A.

Funding Arrangement

The applicant acknowledged that Lotteries Fund is applicable for the construction phase of the project.





To address comments from Environmental Protection Department, FI No.4 has been prepared. This FI submission consists of:

Responses-to-Comments Table

Annex A – Supplementary Plan for Non-Building Area

Annex B – Replacement Pages of Drainage and Sewerage Impact Assessment

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Wilson Man at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Kitty Wong', written over a horizontal line.

Kitty Wong

Encl. Annexes A and B (4 hardcopies)

cc. DPO/TM&YL – Ms Charlotte Lam (by email)
the Applicant & Team

KW/WM/vy